167.0	0003	0008.B	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	628,300 / 628,300
					USE VALUE:	628,300 / 628,300
					ASSESSED:	628,300 / 628,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		HILLSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BOGGIA LUKE
Owner 2:	
Owner 3:	
Street 1:	22 HILLSIDE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BOGGIA SUSAN C & GREGORY P -
Owner 2:	-
Street 1:	22 HILLSIDE AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .122 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1930, having primarily Asbestos Exterior and 1266 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5313.000	222,700		405,600	628,300
Total Card	0.122	222,700		405,600	628,300
Total Parcel	0.122	222,700		405,600	628,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 496.44 /Parcel: 496.44

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 110604

GIS Ref

GIS Ref

Insp Date 10/06/18

!12928!

PREVIOUS ASSESSMENT

Parcel ID 167.0-0003-0008.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	222,700	0	5,313.	405,600	628,300		Year end	12/23/2021
2021	101	FV	216,300	0	5,313.	405,600	621,900		Year End Roll	12/10/2020
2020	101	FV	220,400	0	5,313.	405,600	626,000	626,000	Year End Roll	12/18/2019
2019	101	FV	189,800	0	5,313.	405,600	595,400	595,400	Year End Roll	1/3/2019
2018	101	FV	189,600	0	5,313.	359,200	548,800	548,800	Year End Roll	12/20/2017
2017	101	FV	189,600	0	5,313.	301,300	490,900	490,900	Year End Roll	1/3/2017
2016	101	FV	189,600	0	5,313.	301,300	490,900	490,900	Year End	1/4/2016
2015	101	FV	179,400	0	5,313.	260,700	440,100	440,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:49:23

LAST REV

Date	Time
07/26/21	08:51:56
jorourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12928

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BOGGIA SUSAN C	77447-422	1	4/7/2021	Family	550,000	No	No		
CHUPAL JOSEPHIN	72256-392		2/22/2019	Estate/Div	550,000	No	No	4	
CHUPAL JOSEPH S	65877-396		8/7/2015	Convenience	1	No	No		Joseph S Chupal d.o.d. 9/14/2013 Bk 65877 Pg
	10406-20		11/19/1963			No	No		N

USER DEFINED

Prior Id # 1:	110604
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/8/2020	60	Insulate	7,000	C				
5/20/2019	683	Insulate	8,000	C				
4/29/2019	586	New Wind	17,820	C				
10/30/2012	1423	Redo Kit	25,000	C				
8/10/2009	682	Re-Roof	5,000					

ACTIVITY INFORMATION

Date	Result	By	Name
7/26/2021	SQ Returned	JO	Jenny O
6/23/2021	SQ Mailed	MM	Mary M
7/18/2019	SQ Returned	JO	Jenny O
10/6/2018	MEAS&NOTICE	HS	Hanne S
10/31/2008	Meas/Inspect	345	PATRIOT
1/20/2000	Inspected	277	PATRIOT
12/17/1999	Measured	276	PATRIOT
7/20/1993		EK	
12/29/1988	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5313		Sq. Ft.	Site		0	70.	1.09	8									405,572						405,600	

Total AC/HA:	0.12197	Total SF/SM:	5313	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	405,572	Spl Credit		Total:	405,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	5 - Asbestos		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	5 - Lino/Vinyl	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Poor

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
		Total:	31 %

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.92737067
Adj $ / SQ:	169.013
Other Features:	67500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	322748
Depreciation:	100052
Depreciated Total:	222696

COMMENTS

OF=TOILET IN BMT SCUTTLE TO ATTIC.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

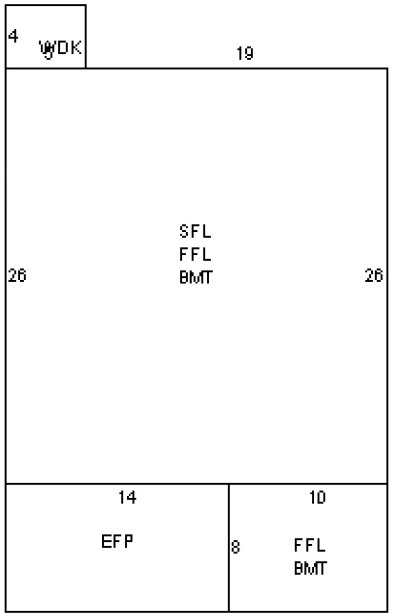
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	169.01
Special Features:	0	Val/Su Net:	105.95
Final Total:	222700	Val/Su SzAd	175.96

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	704	50.700	35,696
FFL	First Floor	704	169.010	118,985
SFL	Second Floor	562	169.010	94,918
EFP	Enclos Porch	112	47.790	5,353
WDK	Deck	20	14.840	297
	Net Sketched Area:	2,102	Total:	255,249
Size Ad	1265.5999	Gross Area	2164	FinArea 1266

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

167.0-0003-0008.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: